RLB CRANE INDEX®

North America - Q1 2021

Rider Levett Bucknall

OVERALL STATUS

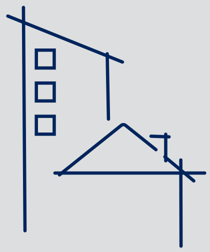
Increase in number of cranes

LEGEND

- Increase in number of cranes
- Decrease in number of cranes
- Crane numbers steady

Commercial projects contributed to an overall increase of 24% in active cranes, making up 12% of the overall count.

Mixed-use has the second-highest number of cranes dedicated to a sector, making up 20% of the overall count.



Residential projects account for 49% of all cranes counted.

WHAT IS THE RLB CRANE INDEX®?

Rider Levett Bucknall's Crane Index® for North America is published biannually. It tracks the number of operating tower cranes in 14 major cities across the U.S. and Canada.

Our index was the first of its kind, and unlike other industry barometers that track cost and other financial data, the Crane Index® tracks the number of fixed cranes on construction sites and gives a simplified measure of the current state of the construction industry's workload in each location.

Q1 2021 SUMMARY:

The first survey of 2021 reports an increase of cranes from our previous count; with the count increasing by 71 cranes. Of the 14 cities surveyed: seven experienced an increase; four are holding steady; and three saw significant decreases, ranging from -44% to -54%.

The crane count appears to have rebounded from its previous dip, exceeding its count from this time last year. We have seen tower cranes installed at residential and mixed-use projects increase to 69% of the overall count. The commercial sector has also seen an aggressive increase since our previous count.

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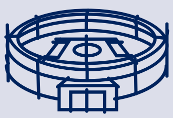
+84

Toronto adds 84 cranes to their previous count.



Seven new cranes have been installed at public assembly projects.

22%

Denver's crane count increases 22% from their previous survey.

KEY SECTORS
CIVIL
COMMERCIAL
CULTURAL
EDUCATION
FEDERAL GOVT.
HEALTHCARE
HOSPITALITY
INDUSTRIAL
MIXED USE
PUBLIC/CIVIC
PUBLIC ASSEMBLY
RESIDENTIAL
SPORT
TRANSPORTATION
OTHER

BOSTON

Boston's crane count increases slightly, as commencement of new projects offset the completion of others. In the Fenway neighborhood, the tower crane for Boston University's 19-story Center for Computing & Data Sciences Building has become a fixture along Commonwealth Avenue; a mixed-use 500,000-square-foot project is underway along Brookline Avenue; and MGM's 5,000-seat Music Hall is moving along. Construction activity continues in the West End, Financial District, and Seaport districts. With several projects in the pipeline, crane activity is expected to increase in the near future.

CALGARY

The number of cranes in Calgary is up slightly. With the residential market beginning to rebound, the city has five new cranes at high-rise multi-family buildings. A total of four cranes are now operating at the Bow River Bridge as one has been added. This project is a key component in the Calgary Ring Road project.

CHICAGO

Construction—and the crane count—remains relatively steady in Chicago. The residential sector remains the city's strongest sector; while high-end condos dominate, there are three new rental towers. Two new office towers are being built, despite the steep, pandemic-induced decline in office occupancy levels. Notable in commercial projects, a 16-story biotechnology lab building is under construction in Fulton Market. Two hospitals are expanding, one with a new cancer center, the other with a new out-patient facility.

DENVER

Denver has an uptick in its cranes, with residential work leading the way. The housing market is thriving, with home sales in November 2020 increasing by 18% compared to the previous year; multifamily construction is rising to keep pace with demand. On the infrastructure front, there is a crane for civil works installed along the 1-70 highway. The improvements to local major highways are a great incentive for more development in the Denver metro area.

HONOLULU

Residential and mixed-use projects continue to dominate construction in Honolulu, which reports a modest increase in its cranes. Activity in the hospitality sector should pick up toward the later part of the year as the COVID-19 vaccination becomes more readily available. On the downside, the islands continue to cope with shipping delays of construction supplies and price increases in commodities and shipping costs. The construction outlook is stable, with many pipeline projects slated to start in the summer.

While the state has budgeted $2.7 billion for capital improvement projects, local contractors' ability to take on new projects in Hawaii may be affected as the U.S. military recently awarded several defense projects in Guam that involve a large, allocation of labor resources.

LAS VEGAS

While crane numbers in Las Vegas have dropped, construction in the first quarter has shown signs of improvement: The renovated Virgin Hotel opened in March 2021 and Resorts World is set to open in May 2021. The industry is expected to recover gradually into 2022 as the COVID-19 vaccinations seek to restore tourism, gaming, and entertainment. Other growth may be seen in residential sector, as people continue to relocate to Las Vegas from more expensive cities; expansion of warehousing and distribution facilities in response to a rise in e-commerce; and the federal government's proposed new infrastructure programs.

LOS ANGELES

Los Angeles has seen an increase in its cranes, erected at new infill housing towers in the Downtown, Koreatown, East Hollywood, and Culver City areas. Multiple mixed-use and commercial projects are nearing completion in Culver City and Century City, and several hotels in Downtown and Mid-Wilshire are slated to open later this year. Delayed due to the COVID-19 pandemic, the Academy Museum of Motion Pictures is scheduled to open in September 2021.

NEW YORK CITY*

New York City's crane count holds steady, with the newly expanded survey parameters*, owing to several projects being completed. The Hudson Yards development is ongoing, with the nine-block site home to ten cranes. Construction of new office space seems to be on hold, with businesses continuing to evaluate remote-working strategies for their employees. New York State has released plans for a major regeneration of the Midtown west area over the coming years.

PHOENIX

In Phoenix, the number of cranes has dipped to the level of February 2020, as several buildings have wrapped construction. Luxury residential projects, including Aspire Fillmore, The Rey, and The Fillmore, account for several cranes, and there is crane activity at mixed-use sites in Midtown.

PORTLAND

The Portland crane count remains stable, despite several large hospitality projects having recently been completed. The highest concentration of cranes remains in the downtown area. Mixed-use residential and commercial sectors are seeing an impressive boom in the region.

SEATTLE

Seattle's crane count remains unchanged, with the residential sector accounting for the majority of cranes. Dozens of new projects are initiating construction, while others are nearing completion, ensuring a balanced construction forecast. North of the city, there is a significant amount of commuter transit work underway.

SAN FRANCISCO

A dip in the San Francisco crane count reflects the completion of several apartment and condominium projects along the Market Street and Van Ness corridors, and infill projects in the South of Market neighborhood. A COVID-induced decrease in occupancy rates for residential, office, restaurants, and retail buildings has depressed new starts; however, this low-occupancy has also likely added efficiencies to projects requiring tower cranes, offering increased opportunities to operate in public right-of-way areas during normally peak traffic hours. Upcoming projects are a mix of residential, institutional (including student housing and administration buildings), and mixed-use commercial office buildings

TORONTO

Toronto has seen a 68% increase in its total crane count since the last report. There were 20,000 condominium starts in 2020, accounting for the majority of the cranes. There has also been a significant jump in commercial and mixed-use developments. These projects had been slated for the past few years and were not impacted by the economic slowdown caused by COVID.

The pandemic has contributed to a reduction in people moving to the Toronto area; this will lower demand for new housing. In the near term, this could mean a drop in condominium construction starts. Another possible consequence of COVID is a shift toward permanent remote working, which may lessen the demand for commercial office space.

WASHINGTON, D.C.

Washington, D.C. sees an increase in cranes in the North Capitol Street neighborhood, with the count staying steady in the Washington Navy Yard, NoMa, and Union Market vicinities. Residential and healthcare development have picked up speed in the NoMa, Union Market, and Georgetown areas. Three towers—a hotel and two apartment buildings—are being built simultaneously in NoMa. Commercial and mixed-use sectors have slowed because of the effects of COVID. Construction continues at the Frederick Douglass Bridge, with a projected opening date of late 2021, and at the National Air and Space Museum, set to re-open in 2022.

* *As of Q1 2021, New York City's crane survey parameters have been updated from '59th Street down to 12th Street, and between 2nd and 8th Avenue' to '59th Street down to 12th Street, and between 2nd and 12th Avenue'*

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LOCATIONS

NORTH AMERICA
Boston
Calgary
Chicago
Denver
Hilo
Honolulu
Kansas City
Las Vegas
Los Angeles
Maui
New York
Phoenix
Portland
San Francisco
San Jose
Seattle
Toronto
Tucson
Waikoloa
Washington, DC

CARIBBEAN
St. Lucia

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